

#### PHAP18-00006

**Date:** May 21, 2018

**Application Type:** Certificate of Appropriateness

**Property Owner:** Jose Preciado **Representative:** Jose Preciado

Legal Description: 129 Government Hill 19 & 20 (6415 sq. ft.), City of El Paso, El Paso

County, Texas

Historic District:Austin TerraceLocation:4705 Caples Circle

Representative District: #2

**Existing Zoning:** R-4/H (Residential/Historic)

*Year Built:* 1940

Historic Status: Non-Contributing

Reconsideration of an approved Certificate of Appropriateness for the

installation of an air conditioning unit on the roof

 Application Filed:
 4/16/2018

 45 Day Expiration:
 5/31/2018

### ITEM #1



#### **GENERAL INFORMATION:**

The applicant seeks approval for:

Reconsideration of an approved Certificate of Appropriateness for the installation of an air conditioning unit on the roof

#### **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

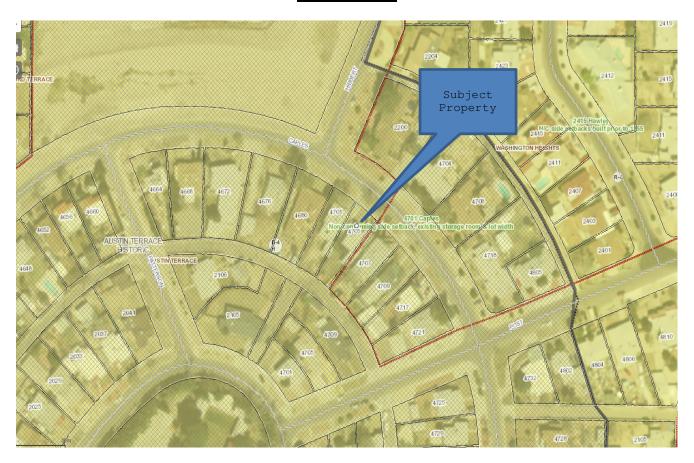
- The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior.
- Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.
- In no case should mechanical equipment be installed on a visually prominent point on a roof or where it becomes the most noticeable component of the building.
- If a new mechanical system is needed, install it so that it causes the least amount
  of alteration to the building's exterior facades, historic building fabric, and site
  features.
- Locate new mechanical equipment and utilities, including heating and airconditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.
- It is not appropriate to install mechanical equipment in locations that compromise character-defining roofs or on roof slopes that are prominently visible from the street.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The modification is that the unit be relocated to the back yard where it will not be visible from the right-of-way.

# **AERIAL MAP**



## COA

# CERTIFICATE OF APPROPRIATENESS Issued by the El Paso Historic Landmark Commission

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on March 19, 2018, *reviewed and approved plans submitted by:* 

Property Owner: Jose Preciado Location: 4705 Caples Circle

Legal Description: 129 Government Hill 19 & 20 (6415 sq. ft.), City of El Paso, El

Paso County, Texas

For:

Certificate of Appropriateness for the installation of an air conditioning unit on the roof with the modifications that the owner move the package unit five feet back from its present location, reconnect the unit and penetration with new return ductwork, install low profile supply ducts elsewhere, and paint any exposed areas seen from the street the same color as the structure

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Austin Terrace Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.

D.J. Sevi	gny, Chair	
El Paso H	listoric Landmark Commission	